



Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB

Planning Statement

Prepared for Barratt David Wilson Homes (Southern Counties)

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Contents

1.	Introduction	4
	Scope of Supporting Information	4
2.	The Site and Surrounding Area	6
3.	Planning History	7
4.	Planning Policy	9
	National Planning Policy	9
	National Planning Practice Guidance	11
	Local Planning Policy	11
	Emerging Planning Policy	12
	Five Year Housing Land Supply (5YHLS)	12
	Housing Delivery Test (HDT)	13
5.	Development Proposal.....	14
6.	Pre-Application Consultation.....	16
	Pre-application Consultation with Arun District Council following Refusal of Application re. A/129/21/PL	16
7.	Planning Considerations	17
	Principle of Development	17
	Landscape Character and Visual Amenity	18
	Loss of Recreational Golf Course Land	20
	Ecology and Biodiversity	20
	Trees	21
	Heritage and Archaeology	22
	Highways and Transport	23
	Access and Parking.....	25
	Flood Risk and Drainage	26
	Affordable Housing	28
	Unit Mix.....	28
	Unit Sizes	29
	Layout and Design	29
	Open Space.....	30
	Energy Efficiency & Carbon Reduction	31
	Ground Conditions	31
	Community Infrastructure Levy (CIL) & Planning Obligations	32
8.	Scheme Benefits	33
	Arun's Broken Plan-led system	33
	Contribution towards the Local Housing Requirement	34

Contribution towards Housing Delivery	34
Delivery of Significant Affordable Housing	34
Accommodation Suitable for Older People and People with Disabilities	35
Delivering a beautiful and high quality residential environment	35
Promoting Sustainable Development	35
Infrastructure Improvement	36
Ecological Benefits and Biodiversity Net Gain	36
Economic Benefits.....	36
Community Infrastructure Benefits	37
Summary of Benefits	37
9. Conclusion	38

Appendices

- Appendix 1 – A/129/21/PL Decision Notice
- Appendix 2 – Summaries of Pre-application Enquiry Engagement undertaken by the Applicant.
- Appendix 3 – ADC Pre-application Enquiry Advice dated 25 January 2022.
- Appendix 4 – Approved Site Layout ref. A/84/17/PL

1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of Barratt David Wilson Homes (Southern Counties) (BDW) in support of a Full planning application for the:

Erection of 167 new homes in a mix of 1 – 4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane, and all other associated development works.

- 1.2. BDW has been constructing new build homes since 1958 and is recognised as one of Britain's largest housebuilders. They have a network of 27 housebuilding divisions throughout Britain, selling homes under the Barratt Homes and David Wilson Homes brands.
- 1.3. BDW aim to provide the highest standard of design, construction and customer service in the business, which has resulted in a host of major industry awards in recent years. This includes the 5 Star Housebuilder award by the Homebuilders Federation, which BDW has won every year since 2010.

Scope of Supporting Information

- 1.4. In accordance with the Council's list of local validation requirements the application is accompanied by the following drawings and additional supporting documents:
- Plans and Drawings, prepared by Carlton Partnership Architects (refer to separate drawing schedule);
 - Design and Access Statement, prepared by Carlton Partnership Architects;
 - Planning Statement, prepared by Strutt & Parker;
 - Flood Risk Assessment and Surface Water Drainage Strategy; prepared by Abley Letchford Partnership;
 - Transport Assessment, prepared by Abley Letchford Partnership;
 - Travel Plan, prepared by Abley Letchford Partnership;
 - Arboricultural Impact Assessment, prepared by James Blake Associates;
 - Landscape & Visual Impact Assessment, prepared by James Blake Associates;
 - Preliminary Ecological Assessment, prepared by James Blake Associates;
 - Bat Report, prepared by James Blake Associates;
 - Biodiversity Net Gain Statement, prepared by James Blake Associates;
 - Groundwater Monitoring and Soakaway Testing Report, prepared by RSK;
 - Air Quality Assessment, prepared by RSK
 - Air Quality Emissions Mitigation Statement, prepared by RSK;
 - Noise Assessment, prepared by RSK;
 - Phase 1 Ground Conditions Preliminary Investigations Report, prepared by RSK;

- Heritage and Archaeology Statement, prepared by Archaeology South-East;
- Sustainability Statement, prepared by Environmental Economics;
- Golf Course Needs Statement, prepared by Nexus Research and Analytics; and
- Statement of Community Involvement, prepared by MPC.

2. The Site and Surrounding Area

- 2.1. The site is approximately 7.3ha (18 acres) in size and comprises a par 3 '9-hole pitch and putt' golf course and a 3-hole academy training course located in the south eastern corner of the Rustington Golf Centre.
- 2.2. There is a pond in the eastern part of the site. There are trees and hedgerows scattered throughout the site and along the site boundaries.
- 2.3. To the north lies the sizeable main Rustington Golf Centre buildings (comprising A Virgin Active leisure Centre, an American Golf Store, Café, etc. and associated open hard surfaced vehicular parking. To the south is the A259. To the west of the site is an area of one of the golf courses. The private road, Golfers Lane, is adjacent the site's eastern boundary.
- 2.4. The site is adjacent to Rustington's built-up area boundary. On the immediate opposite side of the A259 there is existing development comprising two storey commercial and retail park buildings.
- 2.5. The site is not located within or in close proximity to any Conservation Areas. The closest listed building (Grade II) is approximately 200m to the north-east. Further listed buildings, also Grade II, are located approximately 600m south-west of site. The site is around 5.2km south-east of the Arundel Park SSSI.
- 2.6. There is an existing bus stop in close proximity to the site, within the business and retail park on the opposite side of the A259 (approximately 70m south), providing services to Littlehampton. Angmering railway station is approximately 1km east of the site, providing frequent services to London Victoria, Brighton, Southampton, and Portsmouth and Southsea.

3. Planning History

3.1. The Council's online planning history database has been reviewed to identify salient planning application history specific to the site:

- A/29/12 – Change of use of vacant building from family activity centre (D2) to restaurant/café (A3) with ancillary food preparation/packaging (B1), farm shop (A1) and hot food takeaway (A5). Minor amendments to northern elevation. (Re-submission following A/120/11). Approved conditionally with a S106 agreement – 16/10/12.
- A/95/15/PL – New miniature golf course. Approved conditionally – 19/09/14. The permission has now expired.
- A/77/16/PL – Leisure development consisting of 9no. 5-a-side pitches, trampoline/laser tag centre, hotel, pub/restaurant, forest adventure kiosk, nursery, sub-station and associated infrastructure and car parking. This application was a departure from the Development Plan. Approved subject to S106 agreement – 25/01/17. The permission has now expired.
- A/84/17/PL – New retail unit with mezzanine together with associated car parking and service road. This was a departure from the Development Plan: Approved conditionally on 09/05/18
The new retail unit and associated vehicular parking replaced the proposed 9no. 5-a-side pitches approved as part of planning permission A/77/16/PL.
- A/129/21/PL – Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. Refused 05/11/21. See **Appendix 1** for a copy of the decision notice.

The application was refused citing 5no. reasons for refusal, in summary:

- Reason for refusal (RfR) no.1 - scale and density of development out of character with the locality. Development on the site would not represent a natural progression of the built form appearing divorced and isolated from the local community; form of development represents poor place making and a failure to create beautiful places;
- RfR no.2 – insufficient information submitted regarding standalone crossing: a Stage 1 Road Safety Audit: an RSA Response Template and a speed survey were required: and information wanted regarding the provision of a route from the site towards PROW no.2160.
- RfR no.3 - redevelopment of the existing par 3 golf course contrary to Policy OSR DM1 of the Local Plan;

- RfR no.4 - unacceptable impact on Root Protection Areas of mature Monterey Pines and removal of 28no. existing trees being unacceptable; and
- RfR no.5 - insufficient information regarding bat emergence surveys and mitigation measures.

3.2 At the time of submitting this application BDW are preparing an appeal against the refusal of application ref. A/129/21/PL.

4. Planning Policy

- 4.1. Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires the determination of planning applications shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2. In this case the Development Plan consists of:
- Arun Local Plan 2011-2031 (LP, 2018);
 - The Adopted Proposals Map;
 - Angmering Neighbourhood Plan (NP, 2015);
 - West Sussex Waste Local Plan (WLP, 2014); and
 - Joint Minerals and Waste Local Plan (MWLP, 2018).
- 4.3. The National Planning Policy Framework (NPPF) and national planning practice guidance (PPG) are material considerations, along with supplementary planning guidance and 'evidence base' documents.

National Planning Policy

- 4.4. The Government published its fourth iteration of the National Planning Policy Framework (NPPF) on 20th July 2021. This sets out the Government's planning policies for England and how these policies should be applied. At the heart of the NPPF lies the *presumption of favour of sustainable development*, which for decision making means that proposals which accord with an up-to-date development plan should be approved without delay (Paragraph 11), and the aim of significantly boosting the supply and delivery of housing (Paragraph 60).
- 4.5. Paragraph 11 goes on to state that planning permission should be granted where policies most important to the determination of an application are out-of-date (Footnote 8), unless: either policies in the NPPF to protect areas or assets of particular importance (as defined by Footnote 7) provide a clear reason for refusal, or the adverse impacts of a development would significantly and demonstrably outweigh the benefits.
- 4.6. Achieving sustainable development involves pursuing three interdependent objectives, namely economic, social and environmental. The economic objective includes the need '*...to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places*'. The social objective involves supporting '*...strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment*' (Paragraph 8).

- 4.7. Paragraph 74 is clear that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement (our emphasis).

Other Notable NPPF Paragraphs

- 4.8. Paragraphs 60-62 of the NPPF outlines the need to deliver a wide choice of high quality homes and to create sustainable, inclusive and mixed communities. Within this context Paragraph 62 requires the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies, including those who require affordable housing.
- 4.9. Paragraph 92 seeks to promote healthy and safe communities, including through the provision of clear and legible site layouts and measures to support healthy lifestyles.
- 4.10. Paragraph 119 encourages the effective use of land, in particular promoting the use of previously developed sites and the development of under-utilised land and buildings.
- 4.11. Paragraph 126 of the NPPF highlights the Government attaches great importance to the design of the built environment. It states: *'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'* Paragraph 130 sets out 6 key criteria against which designs should be tested.
- 4.12. Paragraph 174 advises that planning decisions should prevent *'...new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality'*
- 4.13. Paragraph 174 also advises that regarding ecology and landscape designations, developments should be *'...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*. Paragraph 179 provides further guidance on biodiversity noting developments should aim to conserve and enhance biodiversity.
- 4.14. Paragraph 189 advises that heritage assets are an irreplaceable resource and should be considered in a manner appropriate to their significance. Specifically, Paragraph 202 states where a proposal will lead to *less than substantial harm* to a designated heritage asset, this harm should be weighed against the public benefits of the scheme. In addition, Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining applications.

National Planning Practice Guidance

- 4.15. National Planning Practice Guidance expands on the policies in the NPPF. The *Housing Land Supply and Delivery* guidance provides guidance on calculating 5-year housing land supply and is clear in paragraph 001 that calculations of 5-year housing land supply should be viewed as a minimum.

Local Planning Policy

- 4.16. The following Local Plan policies are considered relevant in the context of this application:

- SD SP1 – Sustainable Development
- SD SP2 – Built-Up Area Boundary
- C SP1 – Countryside
- GI SP1 – Green Infrastructure and Development
- LAN DM1 – Protection Of Landscape Character
- H SP1 – The Housing Requirement
- H DM1 – Housing Mix
- AH SP2 – Affordable Housing
- H SP3 – Rural Housing and Exception Sites
- D SP1 – Design
- D DM1 – Aspects Of Form and Design Quality
- D DM2 – Internal Space Standards
- ECC SP2 – Energy and Climate Change Mitigation
- HWB SP1 – Health and Wellbeing
- OSR DM1 – Open Space, Sport and Recreation
- T SP1 – Transport and Development
- T DM1 – Sustainable Travel and Public Rights of Way
- HER DM1 – Listed Buildings
- ENV SP1 – Natural Environment
- ENV DM3 – Biodiversity Opportunity Areas
- ENV DM4 – Protection of Trees
- ENV DM5 – Development and Biodiversity
- W SP1 – Water
- W DM1 – Water Supply and Quality
- W DM2 – Flood Risk
- W DM3 – Sustainable Urban Drainage Systems
- QE SP1 – Quality of The Environment
- QE DM1 – Noise Pollution

- QE DM2 – Light Pollution
- QE DM3 – Air Pollution
- INF SP1 – Infrastructure Provision and Implementation

4.17. The following Neighbourhood Plan policies are considered relevant:

- HD1 – Built-up Area Boundary
- HD3 – Housing Mix
- HD4 – Materials
- HD5 – Built Form
- HD6 – Housing Layout and Design
- HD7 – Housing Density
- HD8 – Parking for New Developments
- HD9 – Phasing of Residential Development
- CLW2 – Protection of Local Green Spaces
- TM1 – Local Highways
- TM2 – Cycling Walking and Equestrian
- EH3 – Flood Prevention

4.18. Consideration has been given in preparing the development proposals to the Council's guidance including the Design Guide (2021) SPD: Public Open Space, Playing Pitches and Built Facilities SPD (2020): Parking Standards SPD (2020): and, Archaeology SPD (2003).

Emerging Planning Policy

4.19. Angmering Parish Council is currently in the process producing a Neighbourhood Plan Review (NPR). Once adopted it will replace the 2015 adopted NP.

4.20. At the time of writing this Planning Statement, the Parish Council has held 2 informal 'drop-in sessions' on 23rd January 2020 and 8th February 2020 to help formulate the NPR's vision. There is currently no published timetable setting out when the next stages of the NPR will occur and the Parish Council have published on their website¹ that '*...due to the pandemic and the current status of the Arun Local Plan, the review of the Angmering Neighbourhood Plan is currently on hold*'.

Five Year Housing Land Supply (5YHLS)

4.22 Paragraph 11(d) of the NPPF states planning permission should be granted where policies most important to the determination of an application are '*out-of-date*', unless: either policies in the

¹ <https://www.angmering-pc.gov.uk/neighbourhood-plan>

NPPF to protect areas or assets of particular importance provide a clear reason for refusal; or the adverse impacts of a development would significantly and demonstrably outweigh the benefits.

- 4.23 Footnote 8 to paragraph 11(d) states policies relating to the provision of housing should be considered *out-of-date* where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites, or where the Housing Delivery Test indicates the delivery of housing was substantially below the requirement over the previous 3 years.
- 4.24 The Council's latest Authority Monitoring Report 2020-2021 (published 25th January 2022) states there is considered to be a housing land supply (5YHLS) **of just 2.42 years in the District.**
- 4.25 A recent appeal decision within the District (ref. 3273087), determined on 5th January 2022, also concluded the District has a sub-3 year land supply position. **A very substantial and significant shortfall.**
- 4.26 Furthermore, the lack of 5YHLS in the District is not a recent failing. It has been a sustained failing for a number of years now.
- 4.27 As the Council cannot demonstrate a minimum starting point 5YHLS, the application should be considered against Paragraph 11(d) of the NPPF, with clear emphasis applied to the tilted balance in favour of sustainable development.

Housing Delivery Test (HDT)

- 4.28 Independent to the Council's land supply performance, the District is also significantly failing in its Housing Delivery Test performance. A situation that has been occurring for a number of years now.
- 4.29 In the 2021 test results the District delivered **only 65% of its minimum requirement** (the requirement itself including a significant downward adjustment in the three-year period of 5 months housing delivery target). The District's 2020's performance stood at 61%.
- 4.30 As a consequence of the latest 2021 performance alone (65%), the presumption in favour of sustainable development under Paragraph 11(d) of the NPPF is activated with full force for decision making on applications proposing new homes in the District.

5. Development Proposal

- 5.1. This application seeks full planning permission for the development of 167no. new homes in a mix of 1 – 4 bedroom homes (comprising 2-4 bedroom dwellinghouses and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane, and all other associated development works.
- 5.2. The new homes are located to the east and west of the group of mature Monterey Pine trees situated in the centre of the site (aligning north-south). The development will deliver a mix of 2 and 2.5 storey buildings, reflecting the scale of existing residential built form within Angmering and Rustington. Of the total 167 new homes 50 are affordable (30% of total). The overall mix of units is compliant with the Council's policy, which suggest that new developments should comprise a range of properties. The proposed housing mix of the development includes: 1 and 2 bedroom apartments, 2-bedroom coach houses, and dwellings of 2 bedrooms, 3 bedrooms, and 4 bedrooms.
- 5.3. As set out in the accompanying Design and Access Statement, the dwellings would be of a high quality. A range of detached, semi-detached and terraced housing will be provided and interspersed throughout the site. In terms of materials, a mix of red and buff bricks, and red and grey roof tiles are proposed, alongside white doors, door canopies, dormers, bay windows, and top hung fenestration.
- 5.4. The site will be served by a new simple T-junction, priority controlled vehicular access taken off of Golfers Lane positioned approximately 100m north of the Golfers Lane junction on the Mill Lane roundabout. Minor improvement works to the Golfers Lane Arm of Mill Lane roundabout will also be undertaken, including increasing the flare length through the walled gateway, provision of a kerbed traffic island within the mouth of the Golfers Lane are, and easing of the centreline radius of the curve along Golfers Lane.
- 5.5. Pedestrians will be able to access the site from the primary (permanent) access off Golfers Lane. The proposed development will also be served by a network of footways, footpaths and lightly trafficked streets, which are provided to encourage walking or cycling into and through the site.
- 5.6. A new cycleway is provided, running along the spine of the site, connecting to the existing cycleway which lies further east along the A259. Additionally, a potential pedestrian crossing point at the roundabout (south-east of the site) would enable cyclists and pedestrians to connect to the existing cycleway south of the A259 and further towards the built-up area of Rustington.
- 5.7. In accordance with the Council's parking standards, the development provides a total of 396 car parking spaces and 253 cycle spaces are provided.
- 5.8. Electric vehicle parking will be provided in-line with adopted parking standards.

- 5.9. In the southern part of the site, residential development has been set back from the A259. The surrounding open space will be interspersed with existing vegetation such as trees and hedgerows. On the whole, the development takes account of the protected and veteran trees on the site, ensuring the new dwellings do not impact these.
- 5.10. The development would be served by public open space, including 7 areas of Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), spread throughout the site. SuDS attenuation are located in the south-east and north-west parts of the site. The development would comprise a high quality landscaping scheme consistent with other Barratt Homes developments, including the provision of trees along routes throughout the development to enhance the appearance of the street scene. Further information regarding the landscaping proposals is provided in the accompanying DAS and Landscape Plans.
- 5.11. In response to concerns raised by the Council's Planning Officers when determining the recently refused application proposal for 191 new homes on the application site, and subsequent further pre-application advice provided by Officers, a number of amendments have been made. In summary these include:
- A reduction of 24 homes (from 191 to 167),
 - Improved separation distance and landscaped buffer along the sites southern boundary,
 - The new layout includes increased sizes and areas of Public Open Space - which cumulatively once again significantly exceed the District's development plan policy requirements;
 - Repositioning of the LAP and LEAP to a more central position within the development;
 - Improving the built form relationship and proximity to the central belt of Monterey Pines;
 - Introduction of focal buildings at key locations in the development, enhancing the identity and character focal points;
 - Creating a further increased landscape and open separate distance between the proposed new homes and the A259 along the length of the southern site boundary;
 - Reduction to frontage parking to properties fronting the A259; and
 - Introduction of higher quality design through detailed design features and material usage to the proposed dwellings.

6. Pre-Application Consultation

- 6.1. Through the preceding application the applicant engaged in consultation with the Council and key stakeholders in accordance with the recommendations of the Council's Statement of Community Involvement (2018). This was undertaken to ensure key issues could be thoroughly considered in the preparation of the application.
- 6.2. In addition to engaging with Officers, written communication with the existing local community was undertaken so that feedback could be received and where appropriate, accommodated within the scheme's proposal. Further details on the consultation undertaken is provided in the separate Statement of Community Involvement that accompanied both the refused and now this application.
- 6.3. For completeness, summaries of the pre-application consultation undertaken by the applicants with Arun District Council in September 2019 and West Sussex County Council as Highway Authority in 2021 are provided at **Appendix 2** of this Statement.

Pre-application Consultation with Arun District Council following Refusal of Application re. A/129/21/PL

- 6.4. A further pre-application enquiry was submitted to the Council on 14th December 2021. Information accompanying the pre-application enquiry included amendments made in response to the concerns of the A/129/21/PL scheme, notably the scale of development, place making and creating beautiful places. Officer comments on a revised masterplan site layout, character areas plan, and a street scenes document were requested.
- 6.5. A copy of Officers issued written advice dated 25 January 2022 is included at **Appendix 3**. In summary, Officers advised concern remained that too many houses and apartments are being proposed – citing in terms of numbers of homes on the site the Council's HELAA (site ref 19A1) estimated a figure of 106 dwellings to be developed on the site and this number would be more acceptable. In overall conclusion Officers have advised if an application for the pre-application enquiry proposal were submitted it would likely be refused given stated concerns with the proposal continuing to represent poor place making and a failure to create beautiful places.

7. Planning Considerations

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.2. As identified in Section 4, the *presumption in favour of sustainable development* under Paragraph 11(d) of the NPPF activates for the determination of this application due individually to the District's 2021 HDT results, and the ongoing inability to demonstrate a sufficient 5YHLS.

Principle of Development

- 7.3. It is well established that the District is failing to deliver its minimum required new homes and that supply of deliverable new homes also falls substantially short of the required minimum five-year housing land supply. This means the *presumption in favour of sustainable development* set out at paragraph 11 of the NPPF (July 2021) must be objectively applied. For decision making purposes this means:

'...c) approving development proposals that accord with an up to date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 7.4. When undertaking this exercise the adopted development plan remains the starting point for the determination of any planning application (as required by section 38(6) of the Planning & Compulsory Purchase Act 2004). Notwithstanding, the development plan's policies *most important* for the determination of the application are *out of date* and therefore are substantively diminished in terms of their application for the determination of a planning application. Any conflicts with the policies of the development plan are required to be significant and such conflict must yield harms of such extent that a clear reason for refusing the development results.
- 7.5. Starting from this position, the site is located immediately adjacent to the currently defined settlement policy boundary of Rustington's urban area. The site is not located within any landscape of designated value, nor is it affected by a habitat site, Green Belt, designated local green space,

within or nearby an Area of Outstanding Natural Beauty, a National Park, designated heritage assets or irreplaceable habitats².

- 7.6. To undertake the planning balance exercise required to determine if the principle of development is therefore in conflict with or in accordance with the Development Plan (when ordinarily read as whole) it is necessary to establish first what harms are occasioned by the proposed development. Secondly, to establish what the benefits are that will flow from the grant of the permission. Before finally undertaking an assessment of the competing *harms vs. benefits* enabling a judgement to be made as to whether the development ordinarily complies with the Development Plan when read as a whole, and/or if the principle of development is otherwise acceptable.
- 7.7. Within this context, the remaining sections of this chapter provide an assessment of the development proposals material considerations after which Section 8 sets out the clear benefits that will flow from the grant of planning permission for the scheme proposal.

Landscape Character and Visual Amenity

- 7.8. The site is not located within a statutory landscape designation nor is it an identified valued landscape or an identified area of separation between (or importance to) settlements by the Development Plan.
- 7.9. The application site consists of well-maintained grassland to provide an area for golf practice, and comprises golf tees, short length greens, sand bunkers, and areas of trees and scrub to break up the expanse of the grassland. The site is divided by a line of substantial and mature Monterey pines (trees), which align north-south.
- 7.10. The eastern boundary is formed by Golfers Lane, the northern with Rustington Golf Centre and associated car parking, and the south by the A259. Other parts of Rustington Golf Centre wraps itself around the remaining northern and western boundaries. Whilst an evergreen hedgerow forms part of the northern boundary to Golfers Lane, the east of the site is open land. Additionally, groupings of mature deciduous and evergreen trees are present along the southern boundary, and these provide good vegetative screening.
- 7.11. The application is supported by a Landscape Visual Impact Appraisal. The LVIA demonstrates the site is well screened in landscape terms from middle and long distance viewpoints. Views into the site being predominantly being from short distance viewpoints, from the A259 and Golfers Lane.

² It is noted a small section of the site's western area falls within the local plan identified Biodiversity Opportunity Area. This designation does not fall within the category of Habitat Sites as defined by the NPPF.

- 7.12. The LVIA notes development of the site will bring about greater enhancement and strengthening of the vegetated boundary of the A259. A noted key aim of the Landscape Character Area ensuring development can benefit local character through restoration and enhancement.
- 7.13. The site's proposed layout and landscape strategy have been informed by the presence of the existing on-site trees and hedging, and a broad visual appraisal extending to 3km beyond the site boundary to understand the relationship between the site and its wider surroundings. The main elements of the landscape strategy provide a framework of connected open space, breaking up the built form into clusters of residential development of varying density and character, and the retention of existing mature boundary vegetation. Which together will continue to visually contain the site.
- 7.14. Key principles of the landscape strategy include:
- Establishment of a series of green corridors throughout the site (north-south and east-west) to strengthen the existing vegetation pattern, break up the built form into discrete areas, improve ecological connectivity, and provide opportunities for informal recreation and play, e.g. strategic tree planting within the development;
 - Creation of connections to existing Public Rights of Way and permissive paths;
 - Retention of Monterey pines within proposed development and important skyline trees with areas of open space/amenity areas that provide a green corridor and break up the built form in views;
 - Link between proposed development and existing settlement edge of West Drive; and
 - Reinforce existing vegetation along the site boundaries to increase overall vegetation cover and screening whilst retaining and maintaining a robust and defensible green edge, thereby visually separating and containing Angmering from Rustington.
- 7.15. The development would comprise a high quality landscaping scheme consistent with other BDW developments, including the provision of trees along routes throughout the development to enhance the appearance of the street scene.
- 7.16. Overall, the landscape strategy sets out the main principles of how the scheme proposals have been developed to respect local landscape character. It is considered the proposals will retain and enhance strategic green infrastructure wherever possible to effectively respond to the local context. The development will not result in a significantly adverse change to the wider landscape character.
- 7.17. It is also worth noting the Council have approved substantial development on the western half of the site – comprising proposed development of 2 storey commercial retail buildings, a public house and restaurant, etc., and extensive areas of associated open hard surface vehicle parking areas. A copy of the approved block plan under permission ref. A/84/17/PL is included in **Appendix 4** for reference. As can be seen from comparing the past approved scale of development to the current proposals for delivery of much needed new homes the level of intrusion into the current open

countryside on the western half of the site (a concern raised by Officers to date) is comparable at worst.

- 7.18. The scheme is therefore compliant with LP Policy LAN DM1 (Protection of Landscape Character). Further information regarding the landscaping proposals is provided in the accompanying DAS and Landscape Plans

Loss of Recreational Golf Course Land

- 7.19. The scheme proposal results in the redevelopment and loss of existing private recreational golf course land within the wider Golf Centre facilities.
- 7.20. The Golf Centre will however continue to offer a considerable and wide variety of recreational leisure facilities – specifically the main 18-hole golf course, the adventure golf course, driving range, American Golf Store, Café, Children’s play and nursery, the Lanes Health Club, the Adventure Nets, etc.
- 7.21. Accompanying the application is an up to date Golf Course Needs Statement (GCNS) prepared by Nexus Research & Analytics. The robust assessment demonstrates that even with exclusion of the 9-hole Par 3 course the Par 3 holes to 1,000 population ratio remains very meaningfully higher than the ratios across/in West Sussex, the south East and England. Furthermore, accounting for projected population change over the next 15-years (2020 – 2035) there is no meaningful increase in demand for Par 3 golf course provision identified.
- 7.22. Based on the evidence presented in the application’s GCNS it is demonstrated the loss of the Par 3 golf course proposed by this development will have no material impact on standard golf or Par 3 golf provision within the Arun Study Area, or the respective sub-region accessibility areas. The provision within the respective areas remaining demonstrably higher than that within West Sussex, the South East and England. In view of this evidence the proposed development is not in conflict with Policy OSR DM1 of the Local Plan.

Ecology and Biodiversity

- 7.23. The majority of the site comprises amenity grassland with boundary/scattered trees and a pond. The site itself is not subject to any statutory ecological designations. The nearest statutory designation to the site is the Arundel Park SSSI, which is approximately 5.2km south-east.
- 7.24. The existing trees and hedgerows on site have been assessed to be of moderate ecological value. The development has sought to retain most of these features, and it is proposed to provide structured greenspace through retained and new public open space, including a LEAP and onsite LAPs.

- 7.25. Site specific ecological survey work has been undertaken at the site with a preliminary ecology assessment recommending protected species surveys for Great Crested Newts (GCN) and bats be carried out.
- 7.26. An environmental DNA (eDNA) survey was conducted on 22nd April 2021 at the pond within the site (which is scheduled to be removed as part of the development) to determine the presence or likely absence of GCN. The results demonstrated no evidence of GCN eDNA was found within any of the samples. And that there are no signs of degradation, therefore indicating it is unlikely GCN are currently using the pond within the site boundary.
- 7.27. Regarding bats, as advised by the Preliminary Ecological Appraisal (PEA) dusk and dawn surveys have been undertaken between April 2021 through to late September 2021 by JBA. The surveys have found a low number of foraging and commuting bats using mainly the western and eastern site boundaries. The survey findings identified the dominant bat activity on site being common pipistrelle.
- 7.28. The survey findings recommend where possible development on the site should retain and enhance the existing boundary vegetation. Installation of bat boxes to provide additional roosting opportunities and the use of a sensitive lighting scheme are also advised. The application scheme proposals include proposed retention and enhancement of the site's boundaries landscaping. BDW will look to include the installation of bat boxes as part of the development and anticipate a condition attached to the grant of permission requiring submission of further details for written agreement with the Council accordingly. The same approach is expected regarding proposed lighting for the development.
- 7.29. Regarding biodiversity, NPPF Paragraph 174 advises development proposals should seek to minimise biodiversity impacts and achieve net gains for biodiversity. The proposals have sought to minimise impacts on biodiversity and subject to implementation of the avoidance, mitigation and compensation measures outlined in the submitted PEA, it is considered the development will unlikely result in significant harm.
- 7.30. The application's supporting Biodiversity Net Gain Interim Report confirms that the proposed development is expected to achieve a biodiversity net gain for linear features, i.e. hedgerows, and enhancements to habitats can be secured through incorporation of bat and bird boxes as part of the development.
- 7.31. The development complies with LP Policy ENV DM5 (Development and Biodiversity).
- Trees
- 7.32. The site is not within a Conservation Area (wherein trees benefit from protected status) and there are no known extant specific or group Tree Preservations Orders affecting the site.

- 7.33. The retention of existing trees and landscaping has been carefully balanced alongside delivering a high quality development. The proposals represent only a minor alteration to the existing arboricultural aspects of the site, with no significant impact to the character and appearance of the local landscape.
- 7.34. The application's supporting AIA concludes the site's existing surveyed tree population consists predominately of moderate to low quality trees – only a single tree has been deemed to be of high quality and value. To implement the proposals a total of 28no. existing individual trees, groups and sections of groups are proposed to be removed. It is noted that the internal vegetation removal will be noticeable in terms of existing short distance views into the site. Nonetheless, replacement planting combined with retained trees, specifically along the southern site boundary is proposed to be of high quality compensating for the proposed losses. Details of the proposed landscape strategy masterplan are provided as part of the application documents.
- 7.35. Overall, the AIA report concludes the proposed development includes a comprehensive landscape strategy which includes significant tree, shrub and hedgerow planting. The proposals seeks to improve and enhance the tree scape of the site and the wider area, whilst offering a sustainable approach to development.
- 7.36. With specific regard to concern previously raised by Officers regarding surveyed trees G12 and G13 (both Monterrey Pines) the scheme proposal retains paths and roads which encroach into the precautionary root protection areas of these trees (and surveyed ref. G1, G8, G11, G20, G21 and G45). The AIA confirms excavation of the roads will be carried out under direct supervision of an appointed arboricultural consultant with a number of measures implemented to minimise risk of root damage, including excavation carried out using manual hand tools, any pruning carried out only by approved arboricultural consultant, etc. With regard to the paths, these will be constructed using no-dig methodology to ensure root damage is minimised in accordance with best practice.
- 7.37. The proposed development is considered to comply with LP Policy ENV DM4 (Protection of Trees).

Heritage and Archaeology

- 7.38. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to consider the effect of heritage assets; development should preserve or enhance the character and setting of listed buildings. Paragraph 190 of the NPPF stresses the need to avoid or minimise conflict between the conservation of listed buildings and development, stating that any harm to a heritage asset needs to be clearly and convincingly justified (Paragraph 194) and weighed against the public benefits of the proposal (Paragraph 196).
- 7.39. The application site itself is not subject to any heritage designation and there are no specific designated assets (statutory or local) on the land. The closest listed building (Grade II) is

approximately 200m north-east of the site. Other listed buildings, also Grade II, lie approximately 600m south-west of the site.

- 7.40. The application is supported by a Heritage Statement and an Archaeology Assessment. In terms of heritage, the study identified thirteen designated assets within 1km of the site, nine of which were excluded from further assessment as they are separated by at least 0.6km of residential and industrial/commercial development as well as the railway line and the A259.
- 7.41. The impact of the proposed scheme upon the setting of the remaining designated heritage assets has been considered, likewise the resultant impact upon these assets' heritage significance.
- 7.42. The results of this assessment have been summarised as follows:

Romano-British Villa and Traces Of Iron Age Occupation: a scheduled monument, is situated c. 810m from the development. There is no intervisibility with the Site and its setting will remain unchanged. As such No Impact has been identified.

The Dower House and its gates: both Grade II listed buildings now situated within later (20th century) development, its setting is not a key component of its significance. There is limited, if any, intervisibility with the Site. No Impact has been identified.

The Ham Manor Golf Clubhouse: a Grade II listed building c.380m from the Site. There is no intervisibility with the Site and its setting will remain unchanged. As such No Impact has been identified.

- 7.43. Both the application's heritage and archaeology reports conclude the impact of the proposed development would not result in any harm to the setting and significance of the surrounding heritage assets, and that the site has low archaeological potential.
- 7.44. The scheme accords with LP Policy HER DM1 (Listed Buildings) which requires proposals to ensure it is not detrimental to the integrity of the listed building.

Highways and Transport

- 7.45. The site is accessed via Golfers Lane, an unadopted private road. It is also well-connected to the existing highway network, being in close proximity to strategic roads such as the A27, as well as local links such as the A259. With these highway links, the site has easy access to the urban area of Rustington and West Preston which provides a number of local facilities, Littlehampton which lies further to the south-west, as well as other cities and town along the southern coast via the A27 such as Eastbourne and Southampton.
- 7.46. The site has good accessibility to the following existing local facilities:

Facility	Walk / Cycle Distance*	Walk / Cycle Journey Time**
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Bus Stop	365m	4 mins / 2 mins
Manor Retail Park • Aldi • Costa • Next • Carpet Store • Chandlers Worthing BMW / Mini	450m	5 mins / 2 mins
Rustington Retail Park • Dunelm Mill • Vets 4 Pets • Halfords • Sainsbury / Argos Superstore	600m	8 mins / 3 mins
Nairn Business Centre	500-800m	7-10 mins / 2-3 mins
Rustington Sports and Social Club	1.0km	14 mins / 4 mins
Angmering Railway Station	1.2km	15 mins / 4 mins
Georgian Gardens Primary School	1.2km	14 mins / 4 mins
Rustington Centre • Iceland Foods • Boots • Natwest • Superdrug • KFC • Waitrose	1.3km	16 mins / 4 mins
The Angmering School and 6 th Form	1.3km	16 mins / 4 mins
Angmering Medical Centre	1.5km	18 mins / 7 mins

**Journey times taken from [googlemaps.com] and account for changes in elevation.

- 7.47. As part of the development proposal, a Travel Plan has been developed. The objective underpinning the Travel Plan is to reduce single occupancy vehicle trips and providing a framework for implementation and long term management of the plan.
- 7.48. In terms of vehicle movement generation, the Transport Assessment demonstrates an objective understanding of the baseline and project traffic flows upon the existing highway network. Section 6 of the TA demonstrates the site access junctions can safely accommodate the anticipated development traffic and existing traffic anticipated by 2026. The development will not result in a severe highway impact on the operation of the local highway network – the key transport test set up the NPPF.
- 7.49. The application is supported by an appropriate Stage 1 Road Safety Audit and a speed survey. These being the same documents submitted to the Council during the determination period of refused application ref. A/129/21/PL.

- 7.50. With regard to concern that insufficient information was provided as part of application ref. A/129/21/PL regarding provision of a route from the site towards the PRow no. 2160 and potential for increased use of FP2160 and uncontrolled crossing of the A259 these matters are now addressed within the TS supporting this application.
- 7.51. The proposal is compliant with the NPPF, and LP Policies T SP1 (Transport and Development) and T DM1 (Sustainable Travel and Public Rights of Way).

Access and Parking

- 7.52. The scheme proposal will provide an access towards the northern end of Golfers Lane. As pedestrian and cycle access is an integral part of the proposals, this primary access will provide a 3m shared footway / cycleway which links the internal layout with the Mill Lane Roundabout (connected to the southern part of Golfers Lane), as well as a 2m footway to ensure full permeability throughout the development.
- 7.53. Two other 3m shared footway / cycleway paths will be provided:
- At the south eastern corner of the site – this will lead to the Mill Lane Roundabout and proposed footway / cycleway provisions along the A259, and enable pedestrians and cyclists from within the site to follow a more practical desire line.
 - Along the northern edge of the A259 (eastern arm of Mill Lane Roundabout) between Golfers Lane and the existing signalised crossing and footway / cycleway link at South Drive – this will complete the footway / cycleway link between the site and Angmering School and the Angmering Railway Station, and will further contribute towards the accessibility of the development and enhancing the existing wider walking and cycle network.
- 7.54. Within the site, the access route will continue and providing smaller off-roads for residents to reach their individual homes. The street network has been developed in accordance with the WSCC Local Design Guide as well as nationally recognised standard design practices and principles found in Manual for Streets.
- 7.55. Regarding servicing and emergency access, swept path analyses of the proposed layout demonstrates that all areas of the site are accessible to a maximum refuse vehicle of 11.2m as required by WSCC refuse collection design standards. Refuse bins will generally be collected from the kerbside, however where driveways are provided, bin collection points have been conveniently located within acceptable drag distances for refuse operatives and residents, i.e. 25m / 30, respectively.
- 7.56. The development provides a total of 404 car parking spaces (371 allocated and 34 visitor spaces). In line with the Council's Parking Standards SPD. Further details are set out in paragraphs 4.33 to 4.35 of the supporting Transport Assessment (TA).

- 7.57. In terms of cycle parking provision, these will generally be provided by way of secured metal stores within rear gardens where garages are not available. Road access to properties has been incorporated allowing for private gardens with side entry gates. The apartment blocks will provide secure cycle storage buildings, with the sizes of these in accordance with adopted design guidance.
- 7.58. Regarding EV charging points, all houses with a driveway and garage are provided with active charging points. The apartments will be provided with a minimum coverage of 20-30% parking spaces with active charging facilities in accordance with the adopted parking standards, which sets out the following minimum requirements:

Year	% of Parking Spaces with Active EV Charging Points	
	Houses with a driveway and garage	All other developments
2018	100	20
2023	100	30

- 7.59. Overall, both the supporting TA and Travel Plan demonstrate the proposed development would have an acceptable impact on the local highway network, achieves the required visibility splays and how its roads can safely accommodate larger vehicles with confirmation of vehicle tracking software.
- 7.60. The development is considered to accord with the NPPF, PPG, development plan policy LP Policies T SP1 (Transport and Development) and the Council's Parking Standards SPD.

Flood Risk and Drainage

- 7.61. A site specific flood risk assessment and drainage strategy has been prepared by Abley Letchford Partnership and submitted with the application.
- 7.62. The Government's online flood maps illustrate that the site lies wholly within Flood Zone 1, and that there is an area falling within Flood Zone 3 close to the western boundary of the site. There are small areas of the site at medium and high risk of surface water flooding – these are located towards the western boundary, the pond towards the east of the site, and towards the south-eastern corner.
- 7.63. The scheme proposals follow best practice regarding site drainage to ensure any surface water runoff from the development is managed. And ensuring flood risk is not increased elsewhere. The flood risk strategy and mitigation strategy has been informed by full winter groundwater testing.
- 7.64. To collect the surface water runoff from impermeable areas such as roads, roofs and driveways, a network of trapped gullies, pipes and Sustainable Urban Drainage (SuDS) features have been proposed. The traditional system will work in combination with features such as permeable paving and attenuation features in tandem with cellular storage to provide attenuation storage and high-quality water benefits. Further details of the surface water proposals are presented in Section 5 of the application's FRA.

- 7.65. In terms of foul water drainage, the topography of the site and location of the existing foul sewer point of connection indicates that wastewater from the site will require pumping to the receiving public sewer. The eastern half of the site will utilise a gravity connection to the existing Southern Water manhole 6502, whilst the western half will require an onsite pumping station (located in the west of the site).
- 7.66. Overall, the development complies with LP Policies W SP1 (Water), W DM1 (Water Supply and Quality), W DM2 (Flood Risk), and W DM3 (Sustainable Urban Drainage Systems).

Air Quality

- 7.67. Whilst the site is not located within an Air Quality Management Area, an Air Quality Assessment has been submitted as part of this application for completeness.
- 7.68. After reviewing baseline data and considering the distance the proposed dwellings are set back from the A259, it is evident that pollutant concentrates at the site will have no significant impact on future residents.
- 7.69. During the construction phase on the development, impacts on local air may potentially arise due to the generation and re-suspension of dust and other particulate matter. Furthermore, whilst air quality levels are expected to exceed the designated air quality criteria on Golfers Lane due to an increase in daily traffic flows, this will be addressed by distributing the development's traffic flows to the wider road network so that there will be no further exceedance of this criteria.
- 7.70. Overall, the application's supporting report concludes that with appropriate construction phase mitigation, the proposed development complies with relevant national and local planning policies such as LP Policy QE DM3 (Air Pollution) and that there are no air quality constraints.

Noise

- 7.71. LP Policy QE DM1 (Noise Pollution) requires new developments to produce a Noise Assessment to ensure that levels of noise are limited.
- 7.72. The application is accompanied by a Noise Assessment, which takes into account both existing noise sources such as the surrounding roads, the Golf Centre's usage and the A259, as well as future noise likely to be experienced from the construction of the site.
- 7.73. An unattended noise survey was undertaken at the site between 1215 hours on Monday 8th March and 1245 hours on Tuesday 9th March 2021 to assess and quantify the change in noise levels generated from traffic noise from the A259 across the site, as well as the representative noise levels at the anticipated worst-affected area along the site's southern boundary.
- 7.74. Survey findings highlight that the noise climate onsite is dominated by road traffic noise from the A259, with birdsong notable during periods of traffic inactivity.

7.75. Based on the survey and research conducted, the Assessment concludes that a suitable level of amenity can be provided within the proposed residences, with acoustically enhanced glazing and ventilation openings necessary for some dwellings. Furthermore, the report outlines that based on the survey's findings, to achieve acceptable internal noise conditions for habitable rooms and to ensure the development is compliant with national and local policy (LP Policy QE DM1), a combination of suitable standard mitigation measures have been recommended:

- Glazing – double glazing performing beyond standard thermal glazing; and
- Ventilation – acoustically rated trickle vents.

7.76. In terms of mitigation measures for noise emission generated in external amenity areas, it has been recommended this be achieved via dwelling orientation, i.e. external areas will be screened from the A259 by the properties themselves. This has been accommodated by the development proposals site layout.

Affordable Housing

7.77. LP Policy AH SP2 (Affordable Housing) requires that for developments larger than 11 residential units, a *'minimum 30% of the total number of units proposed on site to be provided as affordable housing'*. The affordable housing provided must also be *'visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided'*, however small clusters of affordable housing will be permitted.

7.78. The proposed development will provide 30% affordable housing, with a mix of 75% affordable rented and 25% shared ownership. This is compliant with LP Policy AH SP2.

Unit Mix

7.79. LP Policy H DM1 (Housing Mix) states *'developments of 11 units or more...require[s] a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations'*.

7.80. Neither the Arun Local Plan nor the Coastal West Sussex SHMA (Nov 2016) set out a specific target mix for market housing. However, the SHMA does recognise that market provision should be skewed towards 3+ bedroom properties.

7.81. The table below sets out the proposed mix of affordable homes in the development. The scheme broadly complies with the unit size mix ranges advocated by Policy AH SP2.

Unit Size	Arun DC Policy AH SP2 affordable housing mix requirement	Proposed affordable housing mix provision
1 bedroom	35-40%	24% (12 units)
2 bedroom	35-40%	46% (23 units)

3 bedroom	15-20%	26% (13 units)
4 bedroom	5-10%	4% (2 units)

7.82. The market unit mix comprises 2% no. 1 bedroom and 25% 2no. bedroom homes, 50% 3no. bedroom and 23% no.4 bedroom homes. This mix responds to the advice of the 2016 SHMA providing a good mix of family sized accommodation.

Unit Sizes

7.83. The “Technical Housing Standards - Nationally Described Space Standard” document (2015) outlines minimum unit sizes, which new developments adhere to in order to ensure reasonable living conditions.

7.84. Being a highly experienced residential developer the applicant is very familiar with these standards.

7.85. The minimum unit sizes for this scheme (2-3 storey) are listed below with the minimum required standard referenced in brackets:

- 1-bedroom apartments – 51 sq m
- 2-bedroom house – 71 sq m (70 sq m)
- 3-bedroom house – 85 sq m (84 sq m)
- 4-bedroom house – 108 sq m (97 sq m)

7.86. The affordable housing properties (40no.) will be compliant with Building Regulation Standard M4(2). Exceeding the 50% target sought by the Council.

7.87. All units meet or exceed the required size and accessibility standards.

Layout and Design

7.88. National and local planning policy advise that new residential developments should achieve a high quality of design. Specifically, LP Policies D SP1 (Design) and D DM1 (Aspects of Form and Design Quality) state that developments should: *‘seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details’*.

7.89. A Design and Access Statement (DAS) accompanies the application and outlines the design rationale for the scheme, including details regarding layout, proposed materials and surface treatments.

7.90. The DAS explains how the design and layout of the proposals have developed to take account of key features such as the trees and pond on site, the character and appearance of the local area, as well as responding to nearby constraints such as the A259 which lies south of the site.

- 7.91. As illustrated by the DAS and supporting drawings, the proposed dwellings will be constructed in a range of detached, semi-detached and terraced housing which will be intersperse throughout the site. In terms of materials, a mix of red and buff bricks, and red and grey roof tiles has been proposed, alongside white doors, door canopies, dormers, bay windows, and top hung fenestration. The DAS also indicates how dwellings in the site's local vicinity vary in terms of character.
- 7.92. In response to Officers advice land landmark properties and buildings, including corner turning properties, have been included throughout the proposed layout to ensure character and legibility of place are created. Further details are presented in the DAS.
- 7.93. The scheme will provide a range of different house types throughout the scheme with varying design details to ensure visual interest.
- 7.94. The development proposals achieve a high quality of design in accordance with the NPPF, National Design Guide and LP Policies D SP1 and D DM1.

Open Space

- 7.95. The scheme proposes to provide public open green space, a LEAP and LAPs on site. This is in line with LP Policy OSR DM1 (Open Space, Sport and Recreation) requirement that new developments to contribute towards the provision of open space (where viable).
- 7.96. The delivery of the open spaces in the proposals is compliant with the calculations set out in Public Open Space, Playing Pitches and Built Facilities SPD (2020), where open space requirements are calculated on a 'per occupancy' basis.
- 7.97. Based on the Open Space Requirements (OSR) calculation set out in the Council's SPD, the development's 'new population' will be 367 persons³.
- 7.98. Based on this, the total open space required to be provided per 1,000 population comprises:

- Public Open Space (POS) = 1.174ha
Quantity guideline standard (3.2) x Associated population (0.367) = OSR (1.174ha)
- Play Space = 0.201ha
Quantity guideline standard (0.55) x Associated population (0.367) = OSR (0.201ha)

Combined Space = 1.375ha

³ Number of dwellings (167) x Household Occupancy Rate (2.2) = New Population (367)

7.99. The scheme proposals include provision for general POS (excluding all wet-SUD features) of 2.038ha, and play space of 0.208ha. A combined total of 2.246ha. Exceeding the provision sought by the SPD guidance.

Residential Amenities

7.100. The site benefits from good boundary separation distances to the existing nearest residential properties to the east and south. There will be no demonstrably adverse impacts to the residential amenities, i.e. overlooking, loss of light, etc., currently enjoyed by residents of these properties.

7.101. With regard to the amenities of the new properties, the layout's development has been informed by the guidance provided in the Council's Design Guide.

7.102. All dwellings are provided with private amenity space, including apartments and building frontages are set back from the plot boundary to form defensible space.

Energy Efficiency & Carbon Reduction

7.103. BDW have a well-established network for responsibly sourced and recycled materials suppliers. Standard specifications of materials used consists of predominantly A and A+ rated construction elements, including pitched roof construction, internal upper floors, internal timber partitions and external cavity walls.

7.104. The application's supporting Sustainability Statement has assessed the development's potential impacts and has proposed mitigation measures to ensure the design is energy efficient, e.g. improving the building fabric for all dwellings to reduce the space heating requirement.

7.105. The report concludes the proposals present a positive sustainable development based on current assessed sustainable criteria, achieves the required level of sustainability across all given criteria and delivers 10% of the site's energy requirements through design efficiency and renewable energy.

7.106. Accordingly, the development complies with LP Policy ECC SP2 (Energy and Climate Change Mitigation) which expects all new residential development to be '*energy efficient*'.

Ground Conditions

7.107. The supporting Phase 1 Preliminary Risk Assessment identifies that there are no natural or man-made chalk solution features within 500m of the site.

7.108. Additionally, whilst sporadic underground mining may have occurred historically and consequently led to a few dissolution features, the potential for difficult ground conditions or localised subsidence are of a level where they need not be considered.

7.109. The report highlights the presence of overhead electricity cables and buried services including a gas main and foul water drainage on site – these have been considered when designing the development's proposed layout.

7.110. Overall, the supporting Phase 1 Preliminary Risk Assessment identifies the site is comprised of land with a limited potential for contamination risk. The following recommendations to address potential ground/contamination risks have been made:

- Intrusive exploratory investigation at the site to address the potential contaminant linkages identified in the report; and
- To provide information for foundation design and associated works – these would ideally comprise targeted boreholes and trial pits to further assess ground conditions and potential for on-site sources of contamination.

7.111. It is anticipated a standard planning condition(s) can be attached to the grant of permission to ensure appropriate measures are taken during the construction phase of the development, and to secure appropriate mitigation implementation in the event contamination is identified on site.

Community Infrastructure Levy (CIL) & Planning Obligations

7.112. The Arun CIL Charging Schedule came into effect in April 2020 and stipulates a charge of £100 per sq m GIA for residential development above 10/11 units in non-urban areas north of the A259. Accordingly, the relevant CIL forms have been provided as part of the application.

8. Scheme Benefits

- 8.1 As the Council cannot demonstrate a minimum 5YHLS, the policies most important for determination of the application within the Development Plan are *out-of-date*. The application therefore falls to be considered under paragraph 11(d) of the NPPF, which states that in such cases permission should be granted unless:

'i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh **the benefits**, when assessed against the policies in this Framework taken as a whole"*

- 8.2 In this instance there are a number of clear benefits that will flow from the grant of planning permission for the development. However, before setting these out it is important to recognise a fundamental consideration for the context of the application's determination.

Arun's Broken Plan-led system

- 8.3 One of the fundamental objectives of the English planning system is set out by paragraph 8 of the NPPF. This being to ensure that a '*...sufficient number and range of homes can be provided to meet the needs of present and future generations.*' Paragraph 60 further clarifies the importance of, and the Government's commitment to, the '*...objective of significantly boosting the supply of homes, [and that] it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...*'. These being fundamental national government policy objectives in place for many years now.
- 8.4 In January 2020 the Council resolved to update the ALP due to the District's sustained delivery and supply failings. Subsequent to this the July 2020 published LDS confirmed all work on the non-strategic sites DPD would be ended to enable Officers to focus on the full review of the ALP. The LDS set out a programme for the ALP review commencing with a Reg.18 (1) consultation on Development Management Policies commencing in the Autumn 2021 followed by a subsequent Reg.18 (1) consultation on Strategic Policies commencing Spring 2022. Thereafter the programme leading to targeted adoption of a new ALP by Winter 2023.
- 8.5 However, In October 2021 the Council's Planning Committee voted to put all work on the ALP review on hold. The decision being taken on the basis of uncertainty to the proposed reforms to the planning system following publication of the Government's White Paper – *Planning for the Future*, and the anticipated *Planning Bill*.
- 8.6 As a consequence, the Council is no longer continuing to progress the review of the current ALP – in a situation where the Council have themselves established the current ALP is not fit for purpose in correcting the fundamental and critical failings in the District regarding the supply and delivery of

much needed new homes. This is a serious situation for the District and all of its communities with their being clear evidence that the District cannot wait for a new local plan to be progressed if it is to satisfy the basic requirement of meeting the existing and future housing needs in the District. Needs which the Council have a responsibility and duty to meet and to facilitate others in contributing to their meeting, i.e. in this instance a house builder wishing to deliver homes on a highly sustainable edge of settlement site.

Contribution towards the Local Housing Requirement

- 8.7 Paragraph 73 of the NPPF states '*...local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies*'.
- 8.8 The Council accepts it cannot demonstrate the required minimum deliverable supply of 5 years of housing land (stated in the latest Authority Monitoring Report 2020-2021, published 25th January 2022). This position has also recently been confirmed in appeal decision ref. 3273087 (determined on 5th January 2022) where the Inspector stated the Council's '*...supply position is currently less than 3 years*'.
- 8.9 The shortfall in supply is not marginal, it is a **chronic shortfall** and is a situation that's been in place in the District for a number of years now. The policies of the Development Plan are clearly ineffective for the purposes of correcting the situation.
- 8.10 The development will make a significant and meaningful contribution to boosting the supply of housing in the Borough. Providing a mix of new homes for families, couples and individuals. This should be given **substantial weight** in favour of the proposal.

Contribution towards Housing Delivery

- 8.11 BDW are committed to delivering the proposed new homes on this sustainably located site on the edge of the existing urban area. BDW intend to commence development at the earliest opportunity leading to delivery of new homes within the coming 2-4 years.
- 8.12 The delivery of the new homes will make a significant and positive contribution to the District's HDT performance accordingly. This should be given **substantial weight** in favour of the proposal.

Delivery of Significant Affordable Housing

- 8.13 The development would include the delivery of 50 much needed affordable homes (30%), providing a mix of affordable rented and shared ownership units, comprising a range of 1, 2, 3 and 4 bedroom properties.
- 8.14 This is compliant with local planning policies and will make a valuable contribution towards the District's significant housing affordability challenges. Indeed, it is recognised that housing

affordability in the District is a long standing issue. An issue growing worse given both the ongoing limited delivery and supply of new homes across the District.

- 8.15 The affordable housing would be distributed throughout the site and be of comparable design and visually indistinguishable appearance to the market housing. Ensuring a mix of tenures throughout the development and consequently contributing to the aims of providing inclusive communities.
- 8.16 It is considered the delivery of affordable housing be given **substantial weight** in favour of the proposal.

Accommodation Suitable for Older People and People with Disabilities

- 8.17 The scheme proposal includes a total of 50 new affordable homes – 40no. (80%) of these new homes have been designed to achieve compliance with Building Regulation Standard M4(2). At the Council's Planning Policy sub-committee in February 2019 the Council resolved to seek schemes proposing more than 51 new homes to achieve 50% of the homes compliance with the M4(2). The scheme proposal therefore significantly exceeds this target. This aspect of the proposal should be given **notable weight** in the decision-making process.

Delivering a beautiful and high quality residential environment

- 8.18 The development would achieve a high quality design and layout consistent with the objectives of the Development Plan and guidance set out by the Council's SPDs. This would contribute towards the Council's aim of providing high quality developments through the District.
- 8.19 BDW has a strong track record of producing high quality residential environments having been awarded the '5 Star Housebuilder Award' every year since 2010. The scheme proposal has been informed by the site's context striking a careful balance between making both efficient use of the land and a well-designed residential environment. Further details on design and layout are provided by the application's DAS.
- 8.20 The quality of the design and layout of the proposals should be given **considerable weight**.

Promoting Sustainable Development

- 8.21 The site is not a designated sensitive landscape nor does it make a valuable contribution to separation of existing settlements. The site is located on the immediate edge of the existing urban area in close proximity to residential, retail, commercial and leisure services and facilities. The site also benefits from existing connections to public transport services.
- 8.22 Development of the site for residential development will not appear incongruous or isolated in the wider and immediate proximity landscape character. Moreover, the development proposal affords the opportunity to introduce enhanced landscape containment through the proposed introduction of enhanced vegetation and strategic landscape planting along the site's boundaries.

- 8.23 These considerations should be given **moderate weight** in favour of the proposal.

Infrastructure Improvement

- 8.24 The development proposals include the provision and delivery of improvements to: the Golfers Lane arm of the Mill Lane roundabout; the provision of a kerbed traffic island within the mouth of the Golfers Lane arm; provision of a footway/cycle link along the northern edge of the A259 between Golfers Lane and South Drive; etc. These improvements not only benefit the site's accessibility to the wider existing developed area. They will also enhance the accessibility of the Golf Centre to the existing community. This will benefit the accessibility of this well-known and regarded leisure facility and tourism attraction.

- 8.25 These improvements should be attributed **positive weight** in favour of the development.

Ecological Benefits and Biodiversity Net Gain

- 8.26 The existing ecological value of the site is limited. By virtue of the retention of many of the trees and hedges on the site, the high quality landscaping scheme proposed and the delivery of new ecology and biodiversity supporting landscaped open spaces (public, LEAP and LAP). The Biodiversity Net Gain Report (BNGR) submitted as part of the application demonstrates that a biodiversity net gain of 18.66% for habitats and 221.20% gain for hedgerows/linear features is achievable as part of the scheme proposal.
- 8.27 The Environment Bill has sought to require all new developments to deliver a 10% BNG, however at the time of writing this remains unenforceable until required secondary legislation and strategic mitigation solutions are identified and established by each local planning authority. In terms of local planning policy, Policy ENV DM5 of the Local Plan states that developments should seek to achieve a net gain in biodiversity. The policy does not set a specific minimum net gain requirement.
- 8.28 The development provides for clear habitat and linear ecological enhancements, well in excess of the emerging 10% target. This matter should be attributed **significant weight** in favour of the proposals.

Economic Benefits

- 8.29 The proposed development represents a substantial investment in the local community, which will generate a significant number of job opportunities on site during construction as well as through the supply chain. Based on the HBF's *Housing Calculator web-based tool kit*, the development will generate and support: 517 jobs (including 5 apprentices, graduates or trainees), spending on education (134,635.40), increased open space, community sport, and leisure spending £134,635.40, and approximately £2m tax revenue (including council tax) per annum.
- 8.30 The economic benefits of the development, both immediate and long term should be afforded at least **limited weight**.

Community Infrastructure Benefits

- 8.31 The CIL contributions from the development will conservatively be in the region of £1.68 million, based on the Area 3 CIL rate of £100 per square metre. The CIL revenue generated by the development, albeit a fixed tariff, is a benefit directly generated by the delivery of the new homes which can be passed to other bodies, including the Parish Council, to deliver infrastructure.
- 8.32 BDW are also prepared to discuss any further specific contribution(s) which the Council considers might be appropriately related to the development, i.e. local bus service network improvements, etc.
- 8.33 This matter is capable of attracting at least **limited weight**.

Summary of Benefits

- 8.34 In summary the benefits of the scheme, which **as a collective weigh substantially in favour of the development**, are:
- Significant contribution towards improving the Council's ongoing failure to maintain a minimum 5 years housing land supply;
 - Providing a significant contribution to improving the Council's ongoing failure to deliver and maintain minimum delivery of new homes in the District;
 - Significant contribution towards the provision of much needed affordable housing;
 - Significant contribution toward achieving delivery of new homes achieving M4(2) standard accommodation;
 - High quality design and layout delivering a residential environment in keeping with the existing wider urban area and being of itself appropriate to the site's context setting;
 - The delivery of onsite public open spaces for use by new residents;
 - Highway, cycle and pedestrian improvements providing greater connectivity to the Golf Centre for the wider existing community;
 - Delivering significant biodiversity net gain improvements across the site;
 - Providing economic benefits including significant local spend and provision of jobs during construction; and,
 - Providing community infrastructure benefits.

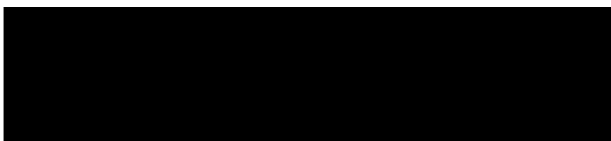
9. Conclusion

- 9.1 The *presumption in favour of sustainable development* set out in Paragraph 11(d) of the NPPF fully applies for the consideration and determination of this outline planning application.
- 9.2 The proposed development represents the opportunity to deliver a significant contribution to the District's unmet housing needs on a site that is a sustainable location immediately adjacent to the defined settlement policy boundary.
- 9.3 The proposal will deliver 167 new homes, including 30% (50no. actual) much needed affordable homes, alongside the provision of onsite public open space. The proposals will provide for improvements to pedestrian and cycle accessibility of the site (and the Rustington Golf Centre) through provision of a new cycle path link connecting to the existing cycle network.
- 9.4 The development is located within close proximity to existing business, retail facilities, residential developed areas and accessible to existing sustainable and serviced public transport networks.
- 9.5 Conflict (if there is any) with policies in the Development Plan and any harm generated by the proposed development of the site, in our judgement, are clearly outweighed by the range of benefits the scheme will deliver. Benefits which collectively **weigh very firmly in favour of, and facilitate the granting of planning permission.**
- 9.6 In omission of a functioning plan-led solution being in place in the District, and this at best remaining the position for the next few years, we urge the Council to objectively assess the merits of this application's development proposal.
- 9.7 When assessing the harms vs. the benefits of the development, it is our judgment the harms cannot be found to clearly outweigh the benefits of granting planning permission.
- 9.8 We respectfully encourage the Council, subject to an appropriate legal agreement to secure relevant planning obligations, e.g. provision of the affordable housing, etc., to positively determine the application and to grant Outline planning permission as sought by this application without delay.

Contact:

Stuart Crickett

Director – Guildford Planning



Strutt & Parker

215-217 High Street

Guildford

Surrey

GU1 3BJ

215831/JMTL/SC

Appendix 1

Decision Notice Ref. A/129/21/PL

Application for Planning Permission

DECISION NOTICE

Application Ref: A/129/21/PL

1 To Addressee

Mr Stuart Crickett
Somerset House
222 High Street
Guildford
GU1 3JD

2 Site Address

Rustington Golf Centre
Golfers Lane
Angmering
BN16 4NB

3 Description of Development

Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

- 1 The proposed development would result in a form of development which does not represent a natural progression of the built form in this locality and would appear divorced and isolated from the local community. The scale and density of the proposed development when considered in combination would create a form of development out of character with the locality. The proposal would result in a form of development which represents poor place making and a failure to create beautiful places contrary to achieve the aims and objectives of Policy C SP1, Policy LAN DM1, Policy D SP1, Policy D DM1 and Policy ENV DM3 of the Arun Local Plan, Policy HD6 of the Angmering Neighbourhood Plan, the National Planning Policy Framework, the National Design Guide and the Arun Design Guide 2020.
- 2 Insufficient information has been submitted regarding the proposed standalone crossing: a Stage 1 Road Safety Audit, an RSA Response Template and a speed survey are required to demonstrate that the proposed standalone crossing meets the appropriate design guidance. Insufficient information has been submitted regarding the provision of a route from the site towards the Public Right of Way No. 2160 which runs to the west of the site and the potential for increased use FP2160 and its uncontrolled crossing of the A259; the existing crossing would need

to be assessed and it would need to be determined if further mitigation is necessary to accommodate the increased flows. Without mitigation, the proposed development would be inadequately connected to local facilities and amenities for non-motorised travel and would discourage journeys on foot and by bicycle and the greater use of the private car contrary to the aims and objectives of Policy D DM1, Policy T SP1, Policy T DM1 and Policy QE DM3 of the Local Plan and Policy TM2 of the Angmering Neighbourhood Plan and the Arun Design Guide 2020.

- 3 The proposed development would result in the re-development of an existing par 3 golf course (pitch and putt) which would be contrary to Policy OSR DM1 of the Local Plan as no robust and up-to-date assessment has been submitted clearly showing the facilities to be surplus to requirements (as required by Policy OSR DM1(a)). The proposed development does not include the provision of a replacement outdoor sports facility of equivalent or better provision elsewhere in the District in terms of quantity and quality and suitability of location (as required by Policy OSR DM1(b)); and the proposed development is for housing and apartments, not for alternative sports provision and is therefore contrary to Policy OSR DM1(c) and the National Planning Policy Framework.
- 4 The proposed layout impinges on the root protection areas (RPAs) of mature Monterey Pines and would result in the removal of 28 mature and semi-mature trees, which is unacceptable. Consequently, the proposed development is contrary to Policy D DM1 and Policy ENV DM4 of the Arun Local Plan, the Arun Design Guide and the National Planning Policy Framework.
- 5 Insufficient information has been submitted regarding bat emergence surveys and mitigation measures. Bat emergence surveys are required to be carried out and mitigation measures drawn up and agreed prior to the determination of this planning application. The lack of bat emergence surveys and mitigation strategies in relation to the impact on protected species and the potential for the proposed development to protect existing habitats where possible is unacceptable. As such, insufficient information has been submitted to determine whether it is contrary to Policy ENV DM3 and Policy ENV DM5 of the Local Plan and the National Planning Policy Framework (2021), in terms of species and habitat protection and mitigation.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Neil Crowther
Group Head of Planning

Case Officer:

Michael Eastham

Arun District Council
The Arun Civic Centre

Decision Issued: **5th November 2021**

Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).

Appendix 2

Pre-Application Enquiries Undertaken by the Applicant

Pre-application Consultation with Arun District Council

Pre-Application Advice (September 2019)

- A2.1 In 2019 a pre-application enquiry was submitted to the Council and a site meeting with the allocated case officer took place. Subsequent to the site meeting formal written advice was issued.
- A2.2 The information submitted with the enquiry was high level and limited in detail, seeking Officers advice on principle matters rather than detailed matters. The scale of development proposed by the enquiry comprised approximately 200 homes.
- A2.3 In the written advice, on the basis the Council considered they had a minimum deliverable 5 year land supply in place, the Case Officer concluded the site would likely be refused in principle for the following reasons (summarised):
- The site is outside the built-up area boundary where residential development would not normally be permitted.
 - Despite its proximity to the urban area, the site is not well-located for future residents in being able to easily access education, employment and shopping facilities by sustainable modes of transport – *'...severance caused by the road (A259) and the railway is unlikely to encourage much walking or cycling. Most journeys are likely to be made of [sic] car...therefore, the site is not well located in terms of transport sustainability'*.
 - Adverse impact on open character of the countryside and views available from the A259.
- A2.4 With regards to the scale of the scheme, the response advised *'...the site is currently open in character and enables far reaching views from the A259...[and as such]...a residential development up to 199 units would be likely to have a significant adverse impact, both on this character and the views available from the A259'*.
- A2.5 In 2020 topic-specific advice has been obtained directly from the local highways authority (e.g. highways advice (details provided in the accompanying Transport Assessment)).

Consultation with West Sussex County Council (Highways)

- A2.6 A virtual pre-application meeting with a Transport Officer of West Sussex County Council (WSCC) took place on 21st May 2021. The submitted proposals being very similar to this planning applications scheme.
- A2.7 During the meeting, the Officer confirmed there were no significant issues in terms of transport and highways with the layout, and provided the following advice (summarised):

- Ensure that the pedestrian footways within and around the site are well-connected, so that there is a continuous pedestrian route.
- Ensure that the appropriate pedestrian crossing is implemented between the site's southern boundary and the business/retail park so that it is safe for pedestrians to cross over the A259.
- Ensure that adequate widths are provided for roads/shared surfaces.
- Ensure that the development provides appropriate parking and electric charging facilities in line with Arun District Council requirements and WSCC guidance.

A2.8 A copy of the received pre-application advice is provided within the application's accompanying Transport Statement.

Engagement with Local Stakeholders

A2.9 In May 2021, newsletters were sent to local residents within reasonable proximity to the site. The newsletters provided summary information introducing BDW, a description of the proposal, alongside a draft layout plan of the development. Contact details were provided in order to facilitate comments and/or views on the scheme.

A2.10 Further information regarding engagement with local stakeholders is provided in the application's accompanying Statement of Community Involvement.

Appendix 3

Pre-application Enquiry Advice dated 25 January 2022



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Strutt and Parker
5 Aldermanbury Square
London
EC2V 7BP

Date: 25th January 2022

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: PAA/142/21/

Dear Mr Crickett,

Pre-Application Advice

Development of 167 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane and all other associated development works.

Rustington Golf Centre Golfers Lane Angmering BN16 4NB

I write regarding the above matter and your enquiry received on 14th December 2021.

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted, I understand that you propose to submit a planning application in February 2022 for the development of 167 dwellings (including 30% provision of affordable homes) in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, following on from the refusal of A/129/21/PL for 191 dwellings on the site.

DESCRIPTION OF SITE

The site measuring 7.46 hectares is predominantly flat, with some gently rising grass banks, sand-filled bunkers and a pond. There are mature trees along the boundary with the A259, a narrow belt of mature Monterey Pine trees running approximately north to south through the middle of the site and a few clusters of trees within the site. There is a post and rail fence and trees along the southern boundary with the A259. The west of the site is open to one of the golf courses. The north of the site is bounded by a laurel hedge and the Golf Centre car park. The eastern boundary of the site is formed by Golfers Lane, which is the access road into the Golf Centre site.

The site comprises a par 3 'pitch and putt' course together with a putting green, situated in the south-eastern corner of Rustington Golf Centre. Overhead electricity cables run along the northern boundary of the site.

The Golf Centre also includes a nine hole 18 tee (par 70) course, and an academy course in a parkland setting north of the A259. There is also a 36 bay driving range, an 'American Golf' shop and cafe, a 'Lanes' health club and an 'Out of Bounds' family activity centre with a bowling alley. A large car park serves the golf and leisure facilities.

Rustington Golf Centre is separated from the Ham Manor Housing Estate to the north east, by a line of established trees along the east side of Golfers Lane and a field in agricultural use. Golfers Lane is approximately 5.5 metres wide and enables two-way vehicular traffic movement between Rustington Golf Centre and the strategic road network via the A259/Mill Lane roundabout.

DESCRIPTION OF LOCALITY

There is a car showroom and workshop and a small retail park on land to the south of the A259 facing Rustington Golf Centre. There are further retail units, including a foodstore, to the east of Mill Lane on the south side of the A259. Littlehampton town centre is approximately 4.3 kilometres to the south west and Rustington is approximately 1.5 kilometres to the south. The A259 marks the northern edge of the built-up area in this locality.

PLANNING ISSUES

The following issues have been identified for consideration.

The proposed amendments made in response to the first reason for refusal of A/129/21/PL concerning the scale of the development, place making and creating beautiful places.

COMMENT ON SITE HISTORY

The site received planning permission for most of its current uses in 1991. There have since been numerous applications, including the addition of the miniature golf course in 2014. Neither of the two latest permissions (A/77/16/PL and A/84/17/PL) has been implemented.

A pre-app (PAA/47/19) was submitted on 17th April 2019 for residential development up to 199 houses and the pre-app response concluded that were an application for planning permission to be submitted it would be likely to be refused, due to the following:

- The site lies outside the built up area boundary.
- No material considerations submitted to justify a decision other than in accordance with the development plan.
- The site is not well located for residents to be able to easily access education, employment and shopping opportunities by sustainable modes of transport.
- The proposal would be likely to have a significant adverse impact on open character of countryside and far reaching views that are available from the A259.
- If an application was submitted at a time when the Council was unable to demonstrate a five year housing land supply, the 'tilted balance' in paragraph 11(d) of the NPPF would be engaged. However, insufficient information was submitted to enable the impacts of the proposal to be fully assessed and a judgement to be made as to whether such impacts would outweigh the benefits.

Planning application (A/129/21/PL) was refused on 5th November 2021 for the erection of 191 new homes with associated landscaping, open space, play areas and the construction of a new access from Golfers Lane for the following 5 reasons:

1. The proposed development would result in a form of development which does not represent a natural progression of the built form in this locality and would appear divorced and isolated

from the local community. The scale and density of the proposed development when considered in combination would create a form of development out of character with the locality. The proposal would result in a form of development which represents poor place making and a failure to create beautiful places contrary to achieve the aims and objectives of Policy C SP1, Policy LAN DM1, Policy D SP1, Policy D DM1 and Policy ENV DM3 of the Arun Local Plan, Policy HD6 of the Angmering Neighbourhood Plan, the National Planning Policy Framework, the National Design Guide and the Arun Design Guide 2020.

2. Insufficient information has been submitted regarding the proposed stand-alone crossing: a Stage 1 Road Safety Audit, an RSA Response Template and a speed survey are required to demonstrate that the proposed standalone crossing meets the appropriate design guidance. Insufficient information has been submitted regarding the provision of a route from the site towards the Public Right of Way No. 2160 which runs to the west of the site and the potential for increased use FP2160 and its uncontrolled crossing of the A259; the existing crossing would need to be assessed and it would need to be determined if further mitigation is necessary to accommodate the increased flows. Without mitigation, the proposed development would be inadequately connected to local facilities and amenities for non-motorised travel and would discourage journeys on foot and by bicycle and the greater use of the private car contrary to the aims and objectives of Policy D DM1, Policy T SP1, Policy T DM1 and Policy QE DM3 of the Local Plan and Policy TM2 of the Angmering Neighbourhood Plan and the Arun Design Guide 2020.

3. The proposed development would result in the re-development of an existing par 3 golf course (pitch and putt) which would be contrary to Policy OSR DM1 of the Local Plan as no robust and up-to-date assessment has been submitted clearly showing the facilities to be surplus to requirements (as required by Policy OSR DM1(a)). The proposed development does not include the provision of a replacement outdoor sports facility of equivalent or better provision elsewhere in the District in terms of quantity and quality and suitability of location (as required by Policy OSR DM1(b)); and the proposed development is for housing and apartments, not for alternative sports provision and is therefore contrary to Policy OSR DM1(c) and the National Planning Policy Framework.

4. The proposed layout impinges on the root protection areas (RPAs) of mature Monterey Pines and would result in the removal of 28 mature and semi-mature trees, which is unacceptable. Consequently, the proposed development is contrary to Policy D DM1 and Policy ENV DM4 of the Arun Local Plan, the Arun Design Guide and the National Planning Policy Framework.

5. Insufficient information has been submitted regarding bat emergence surveys and mitigation measures. Bat emergence surveys are required to be carried out and mitigation measures drawn up and agreed prior to the determination of this planning application. The lack of bat emergence surveys and mitigation strategies in relation to the impact on protected species and the potential for the proposed development to protect existing habitats where possible is unacceptable. As such, insufficient information has been submitted to determine whether it is contrary to Policy ENV DM3 and Policy ENV DM5 of the Local Plan and the National Planning Policy Framework (2021), in terms of species and habitat protection and mitigation.

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

<u>AHSP2</u>	AH SP2 Affordable Housing
<u>CSP1</u>	C SP1 Countryside
<u>DDM1</u>	D DM1 Aspects of form and design quality
<u>DDM2</u>	D DM2 Internal space standards
<u>DSP1</u>	D SP1 Design
<u>ECCSP2</u>	ECC SP2 Energy and climate change mitigation
<u>ENVDM3</u>	ENV DM3 Biodiversity Opportunity Areas
<u>ENVDM4</u>	ENV DM4 Protection of trees
<u>ENVDM5</u>	ENV DM5 Development and biodiversity
<u>ENVSP1</u>	ENV SP1 Natural Environment
<u>GISP1</u>	GI SP1 Green Infrastructure and Development
<u>HERDM1</u>	HER DM1 Listed Buildings
<u>HERSP1</u>	HER SP1 The Historic Environment
<u>HSP1</u>	HSP1 Housing allocation the housing requirement
<u>HWBSP1</u>	HWB SP1 Health and Wellbeing
<u>INFSP1</u>	INF SP1 Infrastructure provision and implementation
<u>LANDM1</u>	LAN DM1 Protection of landscape character
<u>OSRDM1</u>	Protection of open space, outdoor sport, comm& rec facilities
<u>QEDM1</u>	QE DM1 Noise Pollution
<u>QEDM2</u>	QE DM2 Light pollution
<u>QESP1</u>	QE SP1 Quality of the Environment
<u>SDSP1</u>	SD SP1 Sustainable Development
<u>TDM1</u>	T DM1 Sustainable Travel and Public Rights of Way
<u>TSP1</u>	T SP1 Transport and Development
<u>WDM1</u>	W DM1 Water supply and quality
<u>WDM2</u>	W DM2 Flood Risk
<u>WDM3</u>	W DM3 Sustainable Urban Drainage Systems
<u>WMDM1</u>	WM DM1 Waste Management
<u>WSP1</u>	W SP1 Water

Neighbourhood Plan Policies:

<u>Angmering Neighbourhood Plan 2014 POLICY</u>	Protection of Local Green Spaces
<u>CLW2</u>	
<u>Angmering Neighbourhood Plan 2014 POLICY</u>	Flood Prevention
<u>EH3</u>	
<u>Angmering Neighbourhood Plan 2014 POLICY</u>	Built-up Area Boundary
<u>HD1</u>	
<u>Angmering Neighbourhood Plan 2014 POLICY</u>	Housing Mix
<u>HD3</u>	

Angmering Neighbourhood Plan 2014 POLICY Materials

HD4

Angmering Neighbourhood Plan 2014 POLICY Built Form

HD5

Angmering Neighbourhood Plan 2014 POLICY Housing Layout & Design

HD6

Angmering Neighbourhood Plan 2014 POLICY Housing Density

HD7

Angmering Neighbourhood Plan 2014 POLICY Phasing of Residential Development

HD9

Angmering Neighbourhood Plan 2014 POLICY Local Highways

TM1

Angmering Neighbourhood Plan 2014 POLICY Cycling Walking & Equestrian

TM2

Planning Policy Guidance:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Supplementary Guidance:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

PRINCIPLE

I understand that you are seeking comments solely on proposed amendments made in response to the first reason for refusal of A/129/21/PL concerning the scale of the development, place making and creating beautiful places. You are not asking for further advice on the first part of the first reason for refusal regarding the site's relationship to the existing built form and the local community; and I understand you are confident that reasons for refusal 2 - 5 (inclusive) will be resolvable without further advice from the Local Planning Authority.

The submitted pre-application enquiry documents comprise:

- Site Location Plan (Drawing No. PLN-1-1111 Rev. A);
- Revised Masterplan Site Layout (Drawing No. PLN-1-1102 Rev. C);
- Character Areas, (Rev. A); and
- Indicative street scenes (Rev. A).

The proposed amendments made in response to the first reason for refusal of A/129/21/PL comprise:

- 1) The development of 167 dwellings (including 30% provision of affordable homes) following on from the refusal of A/129/21/PL for 191 dwellings on the site, i.e. a reduction of 24 dwellings.

- 2) The revised layout has been further informed by Winter Ground Water Monitoring, which commenced in October 2021.
- 3) Increased sizes of the areas of public open space (The refused application proposals POS quantum already exceeded policy standard).
- 4) Re-positioning the LAP and LEAP more centrally in the development.
- 5) Improving the built form relationship / proximity to the central belt of Monterey Pines.
- 6) Introduction of focal buildings at key locations in the masterplan - creating identity and character focal points.
- 7) Creating a further increased landscaped area and separation distance between the new homes and the A259 along the length of the southern site boundary.
- 8) Reduction in frontage parking to properties fronting the A259.
- 9) The introduction of detailed design features and material usage to the dwellings and the submission of indicative street scenes demonstrating a commitment to achieving higher quality design.

The Local Planning Authority's response to the proposed amendments in the pre-application correspondence is set out below:

1) This proposal is for 167 dwellings, i.e. a reduction of 24 dwellings following on from the refusal of A/129/21/PL. Even with a reduction of 24 dwellings, the proposed layout has resulted in too many houses and apartments being proposed in specific parts of the site and the proposed layout would result in little usable integrated public open space. In terms of housing numbers on this site, the HELAA (HELAA Ref. 19A1) estimated a figure of 106 dwellings to be developed on this site. If this site was to be developed, the HELAA figure of 106 dwellings would be more acceptable as it would ensure that the residential development could be integrated with usable public open space, which would not be compromised by the root protection areas of the Monterey Pines; and the public open space would not be focused solely in one part of the site running north/south between Golfers Lane and the southern boundary with the A259.

2) It is understood that the revised layout has been further informed by Winter Ground Water Monitoring, which commenced in October 2021. However, a full Winter's Ground Water Monitoring is required running from October to March inclusive. Monitoring should be targeted to be completed at locations of proposed drainage features; and these tests must be completed in full accordance with BRE DG365 and three repeat tests must be completed. The site is made up of river terrace deposits (typically clay) overlying chalk, and an assessment of the risk of dissolution / solution features will be required; this could have a significant impact upon layout if it is found that greater easements between buildings and soakaways are required. Proposals are to infiltrate water, with discharge directly into the chalk; and the use of permeable paving and swales is strongly encouraged. A review of calculations has not been completed at this stage due to the shortcomings with testing identified above and the lack of impermeable area plans. A revised surface water drainage strategy is required based upon the above findings, which includes an impermeable areas / catchment plan drawing. It is apparent that some land-raising is proposed near to the A259, this will need to be carefully considered to ensure that the development does not increase run-off to the highway. Surface water drainage must be considered at the earliest opportunity and form part of the layout; leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed and could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

3) Increased sizes of the areas of public open space:

The ADC Open Space SPD requirement would be for 11,757m² hectares of on-site public open space plus the provision of 2,020m² of on-site, unequipped natural play LAPs to include such features as landform, boulders or logs, seats and litter bins and on-site equipped LEAP. The proposed development includes the provision of 2.77 hectares of public open space, significantly more than (over double) the policy requirement of 1.17ha, thereby exceeding the requirements of the SPD. The site layout plan illustrates 4.no LAPs and 1.no LEAP, but no detailed areas are shown in the pre-application submission.

4) Re-positioning the LAP and LEAP more centrally in the development:

The site layout plan (Drawing No. PLN-1-1102 Rev. C) includes a band of public open space running north-south, focussed on a belt of Monterey Pines which runs north-south through the site bisecting the site into two separate parts. This band of public open space includes a Local Equipped Area of Play (LEAP) which is situated next to an attenuation basin, together with a Local Area of Play (LAP). The proposed layout of the open space running north/south under the belt of Monterey trees is not integrated with the residential development. The location of the LAP and LEAP east of tree groups G12 and G13 is unacceptable due to the proximity of the root protection areas (RPAs) and these play areas should be re-located away from the Monterey Pines in order to protect the trees; and as the mature/late-mature Monterey pine are a heavy-coned species which are not suitable within areas of public open space where people are invited to engage in recreational activity or remain static within 'target areas' of the heavy-coned Monterey Pines.

5) Improving the built form relationship / proximity to the central belt of Monterey Pines:

The site layout (Drawing No. PLN-1-1102 Rev: C) is similar to that submitted with A/129/21/PL (refused) and therefore it would require a significant amount of tree removals to accommodate the residential development. The proposed layout intrudes into the root protection areas (RPAs) of 2 Monterey Pines (G12 and G13). The proposed level of root incursion is not justified. The layout should be amended to remove all intrusions by estate roads, parking bays and houses into the RPAs of the 2 Monterey Pines (G12 and G13). The ADC Arboriculture Officer has requested an Arboricultural Implications Assessment (AIA) be submitted with the planning application which must be inclusive of a Tree Survey Schedule, a Root Protection Area (RPA) Schedule and a Tree Constraints Plan. In the event that an RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the planning application is accompanied by an Arboricultural Method Statement (AMS) and a Tree Protection Plan, to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

6) Introduction of focal buildings at key locations in the masterplan - creating identity and character focal points:

The development includes 2 corner turning buildings (Block 47-55 and Block 121-129) which are located at prominent junctions within the site, which create focal buildings and enhance the street-scene and the overall character and appearance of the proposed development; but the layout would benefit from the provision of more corner turning buildings located at key junctions throughout the site.

The proposed residential development comprising detached, semi-detached houses, terraced houses and apartments would be a range of 2 storeys and 2.5 storeys in height. The scale of

the development proposed in terms of quantum of houses is inappropriate for this location because of the significant harm that would be caused to the character and appearance of the locality, which could not be satisfactorily addressed by mitigation. The proposed character and appearance of the residential development is that of a suburban housing estate which when considered in combination would create a form of development out of character with the countryside location, and as a consequence the proposal would result in a form of development which represents poor place making and a failure to create beautiful places contrary to the aims and objectives of Policy C SP1, Policy LAN DM1, Policy D SP1 and Policy D DM1 of the Local Plan, Policy HD5, Policy HD6 and Policy HD7 of the Angmering Neighbourhood Plan and the Arun Design Guide 2020.

7) Creating a further increased landscaped area and separation distance between the new homes and the A259 along the length of the southern site boundary:

The footprint of the houses fronting the A259 have been set back from the highway behind an internal estate road, a row of lay-by parking spaces, a belt of trees, 3 attenuation basins, an electricity sub-station and a pumping station. A green buffer is proposed along the southern boundary of the site with the A259 to accommodate existing trees and allow for their retention. An existing green boundary is evident in some places, this would require further boundary planting treatment to enhance and improve. A more substantial landscaped buffer with bunding is required along the southern boundary to screen the views of the development from the A259, to provide privacy for the residents of the new development; and the bunding would mitigate noise impacts from traffic on the highway. A full and detailed landscape scheme would be required to be submitted, detailing species choice, position, densities and size at time of planting.

The play areas which have been re-located away from the boundary with the A259 still appear to have been an after-thought and appear to have been compromised further by the increase in the number of SuDS features in close proximity to the play areas. The play areas are located in small pockets of open space particularly in the southern part of the site; and whilst play has been considered in relation to existing topographic features, the layout still remains poor in respect of value of usable public open space.

The site layout (Drawing No. PLN-1-1102 Rev: C) includes a footway/cycleway running east/west along the southern boundary of the site linking up with the new Mill Lane roundabout which would to create a safe, convenient and accessible route for pedestrians and cyclists. The final position of the footway/cycleway which is shown running along the southern boundary would need to be determined following consideration of future growth (root development) from retained young trees providing important screening between the A259 and the site, and potential use of a 'No-dig' construction method where the extent of RPA incursion demands it.

8) Reduction in frontage parking to properties fronting the A259:

The site layout (Drawing No. PLN-1-1102 Rev: C) includes a row of 9 lay-by parking spaces, in place of 25 lay-by parking spaces in A/129/21/PL; but the proposed site layout still includes a large amount of frontage parking especially in front of Plots 97-102 inclusive, which makes the street-scene car dominant.

9) The introduction of detailed design features and material usage to the dwellings and the submission of indicative street scenes demonstrating a commitment to achieving higher

quality design:

This pre-app correspondence includes Character Areas Plan (Rev. A) which comprises 3 Character Areas (The Spine, The Lane, and The Edges), whereas the Design and Access Statement which accompanied A/129/21/PL included 4 Character Areas: Parkside; Green Lane; Main Avenue; and Mews Streets. There is some distinction between the 3 Character Areas in the use of detached houses, semi-detached houses and terraced houses, including maisonette blocks as seen on the site layout plan (Drawing No. PLN-1-1102 Rev. C), but the distinction could be increased if the layout of the residential development and the open spaces was amended and hard and soft landscaping could be used to emphasise the distinctive identities of the 3 Character Areas through the introduction of Landscape Character Areas. An indicative street scenes plan (Rev. A) has been submitted with the pre-app, but the appearance of the residential development is very uniform and regimented including rows of detached and semi-detached houses, and 2.5 storey houses with dormers adjacent to 2 storey houses with gables fronting the road; and the proposal would appear as an isolated pocket of residential development divorced physically and characteristically from the existing built form by the A259.

Additional comments about the proposed layout include the lack of amenity spaces for the two apartment buildings accommodating Plots 47-55 and Plots 121-129. The provision of private amenity spaces for apartments is a requirement of the Arun Design Guide. The fence panels along the rear gardens of Plots 16, 73-74, 85-86, 134-135, 146-147, 159-160 face onto Golfers Lane and would have a detrimental impact on the visual appearance of the site when viewed from Golfers Lane. The large turning head and the wide pavement located next to Plot 160 are not required as they do not lead anywhere; and they should be removed from the layout (unless they are to allow for future connectivity). There are 3 trees shown growing in the SuDS basin adjacent to Plot 20 and Plot 40; no trees should be planted in the surface water drainage basins as the trees will not be able to grow in such waterlogged conditions. The layout also includes small strips of soft landscaping which will be unmanageable, for example, between the side boundary of plot 70 and the visitor parking spaces.

There is concern across the site as the layout is parking dominated. The development of rows of parking spaces as proposed would have a detrimental impact on the visual appearance of the street scenes, due to the rows of parked vehicles. For example, the frontage of the houses on Plots 22-27, Plots 60-62 and Plots 112-119 would be dominated by parked vehicles, which would have a detrimental impact on the visual appearance of the street-scene; the same comment applies to the parking layout serving Plots 71 and 72 which are orientated in 2 rows of 3 spaces which would dominate the street scene. The parking court located to the rear of Plots 158 and 159 is not overlooked by active frontages; the street-scene to the rear of Plots 153, 154, 162 and 165 is dominated by a parking court; and the parking spaces serving Plot 63 should be re-located adjacent to the house. Parking spaces need to comply with Secure by Design guidance and parking spaces need to be overlooked by active frontages. The parking spaces for plot 2 and visitor parking is poorly located as it is within the public open space. There is an over-reliance on tandem parking spaces, and plots 71 and 72 have three spaces in tandem which is unacceptable. Plot 157 is surrounded on two sides by hard landscaping and parking spaces for other units, which are not well related to their respective units. There are other instances where the parking spaces are poorly related to the property they are serving, which could result in on-street parking (e.g. plot 5).

The proposed development fails to respect and enhance its context. This is re-inforced by the

guidance in Chapter 12 of the NPPF (paragraph 130(c) and the National Design Guide which both recognise the importance of integrating proposals into their surroundings. The design of the standard house types shown on the indicative street scenes plan (Rev. A) is not based on an understanding of the patterns of built form in Angmering or Rustington, nor does the development take into account the existing built form at the Golf Centre. The proposed layout, grain, form and scale of the development does not take into consideration the surrounding area, or the distinctive local vernacular of the houses in Angmering village centre which contribute to local character; the proposed development does not include well laid out public spaces or sufficient high quality hard and soft landscape details. The Council contends that this proposal has failed to satisfactorily address the objectives in the National Design Guide (paragraph 43) and consequently would fail to achieve a beautiful, enduring and successful place. Consequently, the proposed layout and design of the development is contrary to Policy D DM1, Policy D SP1 and Policy ENV DM4 of the Local Plan, Policy HD5 and Policy HD6 of the Angmering NP, the Arun Design Guide and the National Planning Policy Framework. Paragraph 134 of the NPPF says that development that is not well designed should be refused.

BIODIVERSITY

The following comments have been provided by our Ecological advisor:

Due to the size and location of the development we would recommend that an extended phase one habitat survey is undertaken by a trained ecologist to determine the presence of protected species within the site and the impact a development would have on the surrounding environment. Following this survey if any further surveys are recommended we would require these to also be undertaken and any mitigation required to be considered and included within the planning application.

This survey will need to assess the green infrastructure across the site and ensure that this is retained and enhanced as part of the scheme. We require that enhancements to improve biodiversity across the site are incorporated into any future planning application and these should be discussed within the ecological surveys and shown within the landscaping plans. In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Examples of what we would be expecting to see include;

- Any trees removed should be replaced at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- Two hedgehog nesting boxes included on the site

SUGGESTED EXTERNAL CONSULTTEES:

Archaeology Advisor

jkenny@chichester.gov.uk

CONCLUSION

Based on the above comments I conclude that were an application for planning permission to be submitted for residential development on this site it would be likely to be refused as the proposed layout requires to be amended, taking on board the issues raised in this correspondence. The proposal would result in a form of development which represents poor place making and a failure to create beautiful places contrary to the aims and objectives of Policy C SP1, Policy LAN DM1, Policy D SP1, Policy D DM1 of the Local Plan and the National Planning Policy Framework.

This conclusion is based solely on the proposed amendments made in response to the first reason for refusal of A/129/21/PL concerning the scale of the development, place making and creating beautiful places. The Local Planning Authority considers that the first part of the first reason for refusal regarding the site's relationship to the existing built form and the local community still stands as do reasons for refusal 2 - 5 (inclusive) of A/129/21/PL.

FOLLOW UP MEETING

A fee for £2,666.67 has been submitted to Arun District Council which includes a meeting which will be held following the issuing of this pre-application response letter.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Proposed)
Floor Plans (Proposed)
Roof Plans

Please note that the Council has a Planning Application Validation Requirements List for each type of application and you should refer to it before submitting your application. Failure to provide the required documentation will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Validation Requirements List, I would suggest that the following additional documents will be required if you intend to submit a planning application for 167 dwellings on the site following the refusal of A/129/21/PL for 191 dwellings on the site:

Affordable Housing Statement

Biodiversity Survey and Report
Land Contamination Assessment
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Detailed Landscaping Scheme
Landscape and Visual Impact Assessment
Lighting Assessment
Noise Report
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene
Structural Survey and Conversion Method Statement
Travel Plan
Transport Statement
Arboricultural Implications Assessment (AIA); Arboricultural Method Statement (AMS) and a Tree Protection Plan.
Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

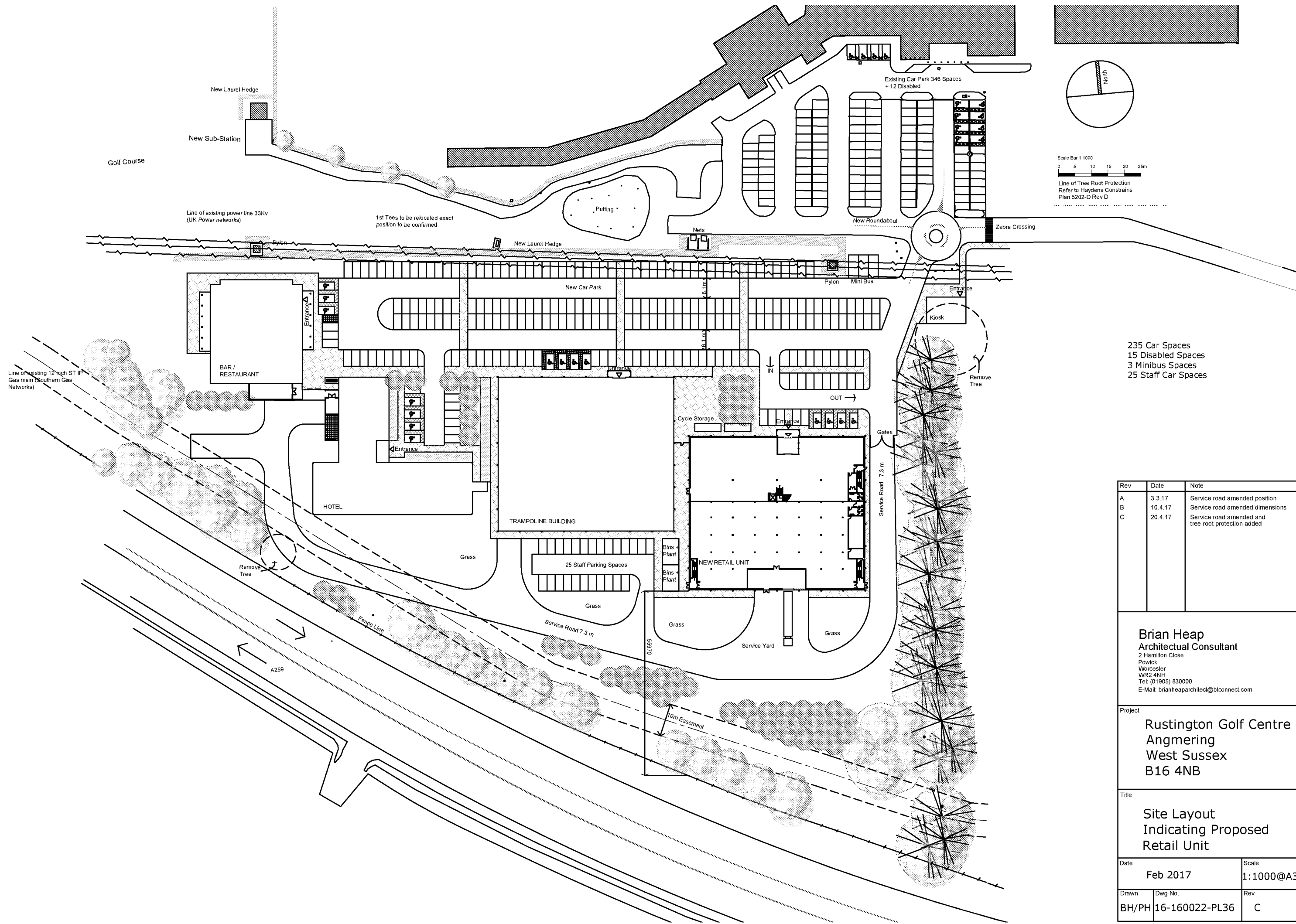
I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

Approved Development Site Layout ref. A/84/17/PL



235 Car Spaces
15 Disabled Spaces
3 Minibus Spaces
25 Staff Car Spaces

Rev	Date	Note
A	3.3.17	Service road amended position
B	10.4.17	Service road amended dimensions
C	20.4.17	Service road amended and tree root protection added

Brian Heap Architectual Consultant 2 Hamilton Close Powick Worcester WR2 4NH Tel: (01905) 830000 E-Mail: brianheaparchitect@btconnect.com
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Project	Rustington Golf Centre Angmering West Sussex B16 4NB
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Title	Site Layout Indicating Proposed Retail Unit
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Date	Feb 2017	Scale	1:1000@A3
Drawn	Dwg No.	Rev	
BH/PH	16-160022-PL36	C	